



Bolam Drive Ashington

Very well presented spacious three bedroom semi-detached house in Ashington with easy access to the A189, local shops and amenities. The property briefly comprises of an open plan kitchen diner, lounge, conservatory, utility and feature spiral staircase. To the first floor there are three bedrooms, a family bathroom and access via stairs to a large attic space with roof lights. Externally there are low maintenance spaces to the front and rear with parking. Viewing recommended to appreciate the extensive accommodation on offer

Asking Price **£135,000**

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Ashington

PROPERTY DESCRIPTION

ENTRANCE HALLWAY

UPVC double glazed French doors giving access to open plan diner/lounge and kitchen.

LOUNGE 32' 2" (9.8m) x 25' 11" (7.9m) (overall)

Open plan diner/lounge/kitchen, wood to ceiling and walls, laminate flooring, wood effect beams, spiral staircase to first floor, TV point, power points, inglenook fireplace with log effect electric fire, UPVC double glazed window to front, two radiators.



DINING ROOM 12' 10" (3.91m) x 12' 5" (3.78m)

UPVC double glazed French doors leading to front, two radiators, flooring.

KITCHEN 16' 1" (4.9m) x 9' 0" (2.74m)

Good range of matching high gloss wall and base units with co-ordinating worktops, under unit lighting, integrated oven, gas hob, dishwasher and microwave, storage cupboard which houses a baxi combi boiler, wooden door giving access to utility, black composite sink and drainer, UPVC French doors giving access to rear garden, UPVC double glazed window to rear.



UTILITY ROOM

Space for free standing appliances, plumbed for washing machine, low level wc.

FIRST FLOOR LANDING

Wrought iron spiral staircase to first floor, wood door giving access to second floor, built in storage cupboard.

BEDROOM 1 12' 0" (3.66m) x 10' 2" (3.1m)

UPVC double glazed window to front, radiator, TV point, built in storage cupboard, power points.



BEDROOM 2 10' 2" (3.1m) x 10' 3" (3.12m)

UPVC double glazed window to rear, radiator, TV point, built in storage cupboard, power points.

BEDROOM 3 7' 10" (2.39m) x 9' 2" (2.79m)
UPVC double glazed window to front, radiator, power points.

BATHROOM
Two UPVC double glazed Flemish windows to rear, low level w.c, wash basin in wood vanity unit, bath with shower over, heater, UPVC cladding to splashback, wood to ceiling.

LOFT STORAGE 16' 9" (5.11m) x 18' 0" (5.49m)
Staircase to second floor, wood panelling to walls, built in storage cupboards to eaves and gable wall, skylight window, radiator, en-suite comprising: low level wc, pedestal wash hand basin, power points.

EXTERNALLY
To the rear: South facing, mainly laid to artificial lawn with a patio seating area, high raised low maintenance borders. To the front: Patio area.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Car port

TENURE
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A
EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	77 C
39-54	E		
21-38	F		
1-20	G		





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